

Town of Hinesburg
Development Review Board
July 11, 2017
Approved August 1, 2017

Members Present: Greg Waples, Andy Greenberg (Alternate), Dick Jordan, Dennis Place, Ted Bloomhardt, Rolf Kielman, Sarah Murphy arrived at 7:38 pm

Members Absent: John Lyman, Jonathan Slason (Alternate)

Representing Applications: Torry and Louana Tucker

Public Present: None.

Also Present: Dawn Morgan (Recording Secretary), Mitchel Cypes (Development Review Coordinator)

Dennis P. chaired the meeting, which was called to order at 7:31 pm.

Agenda Changes: None.

Public Comments for Non-Agenda Items: None.

Minutes of the 06/06/17 Meeting: Dennis P. made a **motion to approve the 06/06/17 minutes as amended.** Dick J. **seconded the motion.** The Board voted **5-0.** Greg W. abstained.

Minutes of the 06/20/17 Meeting: Dick J. made a **motion to approve the 06/20/17 minutes as written.** Dennis P. **seconded the motion.** The Board voted **4-0.** Greg W. and Rolf K. abstained.

Torry & Daniel Tucker: Final Plat Review of a two-lot subdivision proposed for a 2.15-acre property located at 56 Pond Road (at the intersection with Richmond Road) in the Rural Residential 1 Zoning District. Lot 1 would be 1.10 acres and include the existing barn, which will be converted into a house. Lot 2 would be 1.05 acres and include the existing house. *Hearing continued from June 6, 2017.*

The Applicant explained that concerns were raised at Sketch Plan review about whether the 2 proposed lots met the definition of lot area in the regulations. He said that to resolve the concern they are proposing an easement between the driveway and the proposed Lot 2 that is along the Pond Road frontage.

Greg W. inquired about the ultimate goal of the project. The Applicant said that his brother currently lives in the existing house located on the proposed Lot 2, and that the existing barn located on the proposed Lot 1 will be converted into a house.

Greg W. asked if the footprint of the converted barn would be increased, and the Applicant said that one side of the barn needs some work but the footprint would remain the same. Greg W. asked if both homes would be on town water and sewer. The Applicant confirmed that the existing house is

connected to town water and sewer and Mitchel C. said that the Applicant has received his preliminary allocation from the town for the proposed converted barn.

Dennis P. and Greg W. inquired about the placement of the current driveway and the future ramifications of the associated proposed 50-foot-wide access easement for both properties. The Applicant said that they are not planning to move the driveway at this point, but are allowing for the possibility for future owners should the need arise.

There was discussion about potential future placement of the driveway, and the location of water, sewer and electrical lines. Rolf K. asked if a 50-foot right of way was required and Mitchel C. confirmed that it is a requirement outside of the village area. There was discussion about the regulations for calculating lot area.

Mitchel C. noted that the existing driveway is not in the proposed easement. He pointed out that language in the proposed warranty deeds include statements saying that the owners of Lot 1 could stop the use of the existing driveway by the owner of Lot 2, and that the owner of Lot 2 could create a driveway that would require the movement of the existing barn on Lot 1.

There was additional discussion about the easement, setbacks and the existing structures on the property. There were no public comments.

Ted B. moved to close the public hearing and direct staff to draft conditions of approval. Dennis P. seconded the motion. The Board voted 7-0.

Other business

- **Ted & Carol Bloomhardt: Third extension request - Sketch Plan Approval for a 2-lot subdivision. Decision dated 2/2/16.**

Ted B. recused himself from the discussion.

Dennis P. asked the Applicant if a 30-day extension was enough time or if he would prefer a 60-day extension. The Applicant expressed that, although he would prefer a 60-day extension, he originally requested 30 days as he was mindful of the upcoming March 2018 deadline. There was some discussion about the status of the 10-12-acre projects in progress and whether there would be enough time for a hearing and subsequent decision from the DRB by the March 2018 deadline.

Dennis P. moved to approve the extension request for 60 days. Dick J. seconded the motion. The Board voted 6-0.

Ted B. returned to the Board.

- **Alan and Nancy Norris: Decision deliberation - Subdivision amendment to remove a condition requiring sidewalk completion prior to a certificate of occupancy for the third building in a PUD to be located at the southern edge of the village area, on the west side of VT Route 116, across from New South Farm Road and Buck Hill Road West. Hearing closed on June 6, 2017.**

Mitchel C. submitted to the Board comments from Jonathan S., who was unable to be present for the meeting. In his comments, Jonathan S. expressed concerns regarding the Norris application and he voted no. There was general discussion about the timing of the requirement to install the sidewalk.

Dennis P. **moved to approve the draft as amended.** Ted B. **seconded the motion.** The Board voted **5-1.** Greg W. abstained.

- **Stephanie Spencer: Decision deliberation - Final Plat for a 2-lot subdivision located on the east side of Turkey Lane. Hearing closed on June 6, 2017.**

Rolf K. recused himself from the discussion.

There was discussion about the current regulation requirement for a stormwater plan for projects with a footprint over 10,000 feet, and whether the Applicant would be required to return with a plan if they choose to build a garage in the future. Dick J. asked about the development rights and Ted B. suggested adding language stating that 1 development right is being allocated to each of the lots created by this subdivision. In his comments, Jonathan S. indicated that he voted in favor of the decision.

Dennis P. **moved to approve the draft as amended.** Dick J. **seconded the motion.** The Board voted **6-0.** Greg W. abstained.

- **Debrief of June 20 field trip to Williston**

Rolf K. returned to the Board.

The Board reviewed pictures of the projects they visited and discussed what they appreciated about the developments. The Board also discussed aspects of the projects that may not be the best fit for the Hinesburg community, as well as the merits and challenges of phased master plans. There was some discussion of the importance for developers to include public spaces to help shape neighborhoods and draw residents outside.

The meeting adjourned at 9:20 pm.

Respectfully submitted,
Dawn Morgan, Recording Secretary